

1  
2 Richmond Development Review Board  
3 REGULAR Meeting  
4 UNAPPROVED MINUTES FOR NOVEMBER 9, 2016 MEETING

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6 Members Present: Ian Bender; Matthew Dyer; Gabriel Firman; Roger Pedersen; David  
7 Sunshine (Chair)  
8 Members Absent: Alison Anand (Alternate); Ian Bender; Gabriel Firman  
9 Others Present: Mary Houle; Clare Rock (Town Planner/Staff); ---- for MMCTV  
10 Comcast 15;

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12 David Sunshine called the meeting to order at 7:05pm.  
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15  
16 Public Hearings:

- 17 - No public hearing scheduled  
18

19 Sketch Plan Review:

- 20 - Applicants Robert & Joy Reap for a 3-lot Subdivision at 830 West Main Street (Parcel  
21 WM0830) & Boundary Line Adjustment between 830 West Main Street and 840 West  
22 Main Street (Parcels WM0830 & WM0840). Both properties are within the Gateway  
23 Commercial Zoning District.  
24

25 Robert Reap provided an overview of the project. Discussion about the adequate ROW for the road  
26 for a road without frontage. Board would like to see a shared road agreement. A 7200 sq ft structure is  
27 planned for lot 3. Question about the wastewater system, Reap with have plans prepared for the  
28 wastewater.  
29

30 Reap would like to have the preliminary and final subdivision review at one time, the Board would  
31 like to have the waiver request written in the application for the combined review. Reaps have talked  
32 to VTrans regarding the current State Access approval.  
33

34 Rod West, adjoining landowner stated, the project appears reasonable, and doesn't have an  
35 objections.  
36

37 Reaps would like to also get the approvals for the buildings at the same time. Board would like to see  
38 the building footprints, building envelopes. Board reviewed the application deadline submittals.  
39

40 Other Business:

- 41 - Approve Meeting Minutes – Rock distributed a copy of the minutes, they were not included in  
42 the packet. Board reviewed the minutes,  
43

44 *Pederson made a motion to approve the minutes, seconded by Dyer. All in favor, so voted.*  
45

46 Rock provided an update on the Buttermilk  
47

48 Mary Houle, would like to add a public comment, Sunshine responded the DRB doesn't provide public  
49 comment.  
50

- 1 - Deliberative Session (continued deliberative session from October 12, 2016) – Town Attorney
- 2 joined the Board for Deliberative Session.
- 3 *Dyer made a motion to move into deliberative session, seconded by Pederson. All in favor, so voted.*
- 4
- 5 Respectfully submitted by Clare Rock, Town Planner/ Acting Zoning Administrator/Staff to the DRB